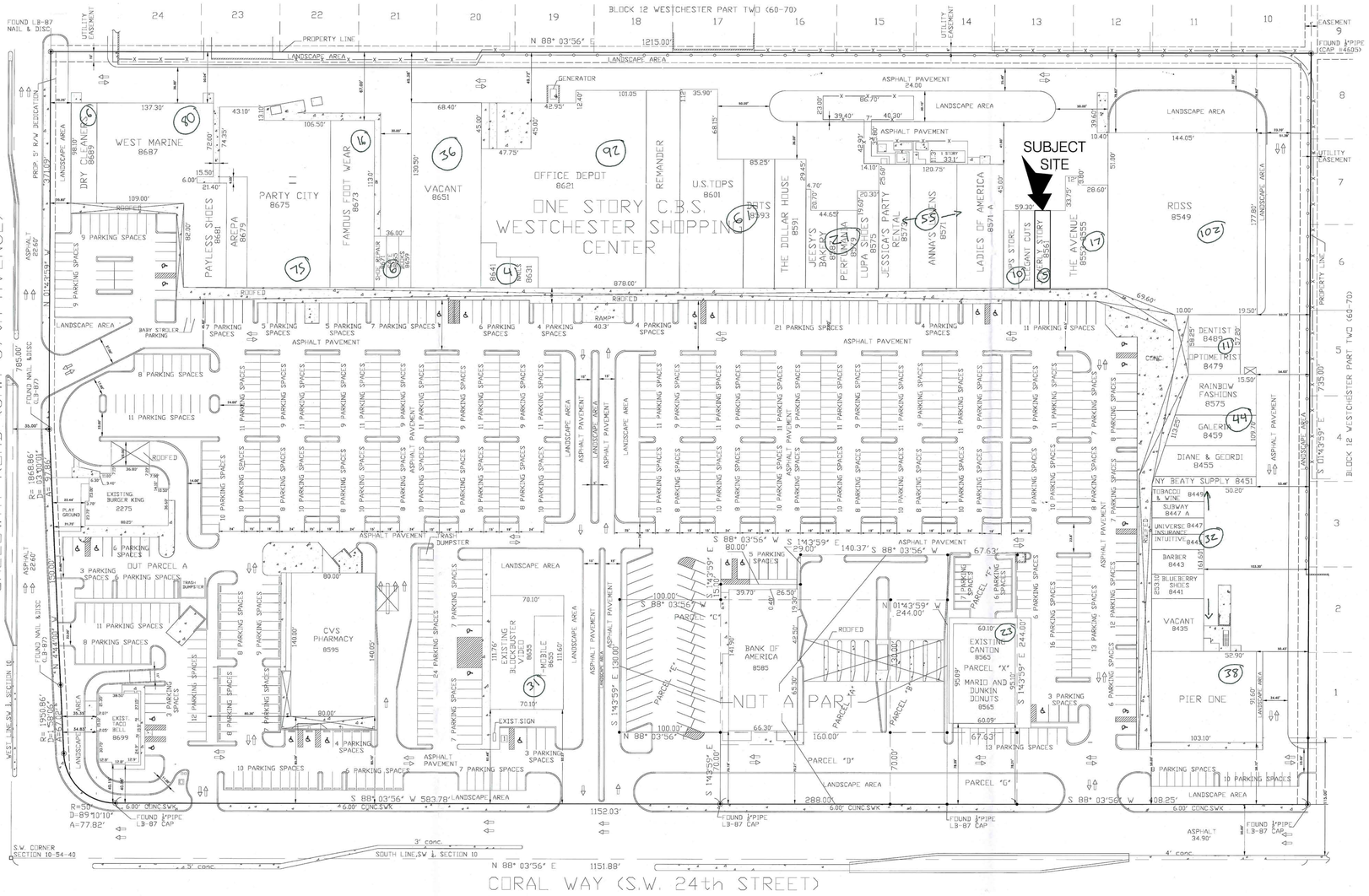
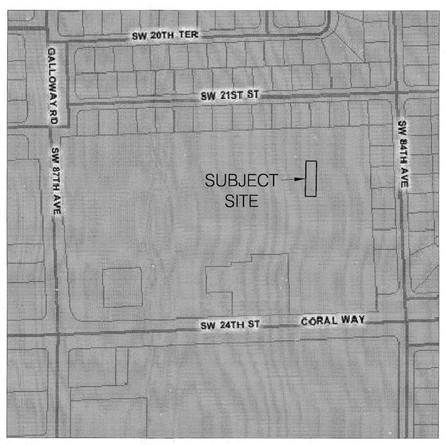
RECEIVED
MIAMI-DADE COUNTY
PROCESS #: Z10-016
DATE: FEB 17 2010
BY: SDE





LOCATION SKETCH
NOT TO SCALE

GRAPHIC SCALE
100' 50' 25' 0 50' 100'
(IN FEET)
1 inch = 50' ft.

GENERAL NOTES:

- LEGAL DESCRIPTION PROVIDED BY OTHERS.
- EXAMINATION OF THE ABSTRACT OF TITLE WILL HAVE TO BE MADE TO DETERMINE RECORDED INSTRUMENTS, IF ANY, AFFECT THIS PROPERTY.
- THE LANDS SHOWN HEREON WERE NOT ABSTRACTED FOR EASEMENT OR OTHER RECORDED ENCUMBERANCES NOT SHOWN ON THE PLAT.
- UNDERGROUND PORTIONS OF FOOTINGS, FOUNDATIONS OR OTHER IMPROVEMENTS WERE NOT LOCATED.
- ONLY VISIBLE AND ABOVE GROUND ENCROACHMENTS LOCATED.
- WALL TIES ARE TO THE FACE OF THE WALL
- FENCE OWNERSHIP NOT DETERMINED.
- BEARINGS REFERENCED TO LINE NOTED AS B.R.
- NO IDENTIFICATION FOUND ON PROPERTY CORNERS UNLESS NOTED.
- NOT VALID UNLESS SEALED WITH THE SIGNING SURVEYOR'S EMBOSSED SEAL.
- DIMENSIONS SHOW ARE PLAT AND MEASURED UNLESS OTHERWISE SHOWN.
- THIS SITE PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE ENTITIES NAMED HEREON. THE CERTIFICATIONS DO NOT EXCEED TO ANY UNNAMED PARTIES.

SURVEYOR'S CERTIFICATION: I HEREBY CERTIFY THAT THIS BOUNDARY SURVEY IS A TRUE AND CORRECT REPRESENTATION OF A SURVEY PREPARED UNDER MY DIRECTION. THIS COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS, AS SET FORTH BY THE STATE OF FLORIDA BOARD OF PROFESSIONAL LAND SURVEYOR'S IN CHAPTER 61G17-6, FLORIDA ADMINISTRATIVE CODE PURSUANT TO 427.027 FLORIDA STATUES.

SIGNED _____ 12/30/09 FOR THE FIRM
MIGUEL ESPINOSA P.S.M. No.5101 STATE OF FLORIDA
NOT VALID WITHOUT AN AUTHENTIC ELECTRONIC SIGNATURE AND AUTHENTICATED ELECTRONIC SEAL AND/OR THIS MAP IS NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A LICENSED SURVEYOR AND MAPPER.

CERTIFIED TO:

LINO ALVARADO

NOTE:

THE SOLE PURPOSE OF THIS SKETCH IS TO BE USED TO OBTAIN A ZONING VARIANCE FOR THE JEWELRY STORE LOCATED AT 8561 S.W. 24th STREET MIAMI, FLORIDA 33155.

THIS SKETCH SHOULD NOT BE USED FOR CONSTRUCTION BY ANY OTHER ENTITY OTHER THAN THOSE NAMED.

LEGAL DESCRIPTION:

A PORTION OF THE SOUTHWEST, 1/4 OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA, BEING MOTE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10 AND RUN NORTH 88 DEGREES 03 MINUTES 56 SECONDS EAST, ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 FOR 98.12 FEET; THENCE NORTH 01 DEGREES 56 MINUTES 04 SECONDS WEST AT RIGHT ANGLES TO THE LAST DESCRIBED COURSE FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND (SAID POINT BEING ON A CURVE AND BEARING SOUTH 01 DEGREES 56 MINUTES 04 SECONDS EAST FROM THE RADIUS POINT OF THE NEXT DESCRIBED CURVE) THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 89 DEGREES 10 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 77.82 FEET TO A POINT OF REVERSE CURVATURE); THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1950.86 FEET AND A CENTRAL ANGLE OF NORTH 01 DEGREES 58 MINUTES 04 SECONDS FOR AN ARC DISTANCE OF 67.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 14 DEGREES 44 MINUTES 00 SECONDS WEST FOR 150.00 FEET TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 1868.86 FEET AND A CENTRAL ANGLE OF 03 DEGREES 00 MINUTES 01 SECONDS FOR AN ARC DISTANCE 97.86 FEET TO A POINT OF TANGENCY; THENCE NORTH 01 DEGREES 43 MINUTES 59 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 35.00 FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 FOR 1215.00 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 56 SECONDS EAST ALONG A LINE PARALLEL WITH THE WEST LINE OF THE SOUTH WEST 1/4 OF SAID SECTION 10 FOR 735.00 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 56 SECONDS WEST ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, FOR 408.25 FEET; THENCE NORTH 01 DEGREES 43 MINUTES 59 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 841.75 FEET EAST OF, AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, FOR 200.00 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 56 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 250.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, FOR 160.00 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 59 SECONDS EAST ALONG A LINE PARALLEL WITH AND 681.75FEET EAST OF AS MEASURED AT RIGHT ANGLES TO THE WEST LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, FOR 200.00 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 56 SECONDS WEST, ALONG A LINE PARALLEL WITH AND 50.00 FEET NORTH OF, AS MEASURED AT RIGHT ANGLES TO THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10, FOR 583.78 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT THE FOLLOWING
DESCRIBED PARCELS THEREOF:

PARCEL "A"
THE EAST 160.00 FEET OF THE WEST 841.75 FEET OF THE NORTH 130.00 FEET OF THE SOUTH 250.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL "B"
THE EAST 55.00 FEET OF THE WEST 896.75 FEET OF THE NORTH 130.00 FEET OF THE SOUTH 250.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL "C"
THE EAST 80.00 FEET OF THE WEST 761.75 FEET OF THE NORTH 15.00 FEET OF THE SOUTH 265.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL "D"
THE EAST 160.00 FEET OF THE WEST 841.75 FEET OF THE NORTH 70.00 FEET OF THE SOUTH THE 120.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL "E"
THE EAST 100.00 FEET OF THE WEST 681.75 FEET OF THE NORTH 130.00 FEET OF THE SOUTH 250.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL "F"
THE EAST 208.00 FEET OF THE WEST 969.75 FEET OF THE NORTH 174.00 FEET OF THE SOUTH 294.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

PARCEL "G"
THE EAST 128.00 FEET OF THE WEST 969.75 FEET OF THE NORTH 70.00 FEET OF THE SOUTH 120.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

ALSO
PARCEL II:
PARCEL "X"
THE EAST 67.63 FEET OF THE WEST 969.75 FEET OF THE NORTH 244.00 FEET OF THE SOUTH 294.00 FEET OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI-DADE COUNTY, FLORIDA.

CORNER OUT PARCEL (TACO BELL SITE)
(INCLUDED IN THE MAIN PARCEL)
A PORTION OF THE SOUTHWEST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 10, TOWNSHIP 54 SOUTH, RANGE 40 EAST, MIAMI DADE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF SAID SECTION 10; THENCE NORTH 88 DEGREES 03 MINUTES 56 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SAID SECTION 10 FOR 98.12 FEET; THENCE NORTH 88 DEGREES 03 MINUTES 56 SECONDS EAST ALONG THE SOUTH LINE OF THE SOUTHWEST 1/4 OF SECTION 10 FOR 98.12 FEET; THENCE NORTH 01 DEGREES 56 MINUTES 04 SECONDS WEST FOR 50.00 FEET TO THE POINT OF BEGINNING OF THE FOLLOWING DESCRIBED PARCEL OF LAND (SAID POINT BEING ON A CURVE AND BEARING SOUTH 01 DEGREES 56 MINUTES 04 SECONDS EAST FROM THE RADIUS POINT ON THE NEXT DESCRIBED CURVE); THENCE SOUTHWESTERLY, WESTERLY AND NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET AND A CENTRAL ANGLE OF 01 DEGREES 10 MINUTES 10 SECONDS FOR AN ARC DISTANCE OF 77.82 FEET TO A POINT OF REVERSE CURVATURE; THENCE NORTHWESTERLY ALONG A CIRCULAR CURVE TO THE LEFT, HAVING A RADIUS OF 1950.86 FEET AND A CENTRAL ANGLE OF 01 DEGREES 58 MINUTES 06 SECONDS FOR AN ARC DISTANCE OF 67.02 FEET TO A POINT OF TANGENCY; THENCE NORTH 04 DEGREES 44 MINUTES 00 SECONDS WEST FOR 83.84 FEET; THENCE 88 DEGREES 03 MINUTES 56 SECONDS EAST FOR 144.02 FEET; THENCE SOUTH 01 DEGREES 43 MINUTES 59 SECONDS EAST FOR 200.00 FEET; THENCE SOUTH 88 DEGREES 03 MINUTES 56 SECONDS WEST FOR 87.06 FEET TO THE POINT OF BEGINNING.

REVISIONS	BY

MIGUEL ESPINOSA
LAND SURVEYING, INC.
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LICENSED BUSINESS #6463
www.espinosalandsurveying.com

BOUNDARY SURVEY
OF
8561 S.W. 24th STREET
MIAMI, FLORIDA 33155

RECEIVED
Z10-016
FEB 17 2010
ZONING HEARINGS SECTION
MIAMI-DADE PLANNING AND ZONING DEPT.
BY

DRAWN:	CHECKED:
J.R.	M.E.
DATE:	12-30-2009
SCALE:	1" = 50'
JOB No.:	S-8700
SHEET	1 OF 1